

# DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: December 15, 2005

ITEM NO. 4

CASE NUMBER/ PROJECT NAME	<b>70-DR-2004</b> <b>The Park @ Scottsdale Mall</b>		
LOCATION	7343 E. 2 <sup>nd</sup> Street		
REQUEST	Request approval for a site plan and elevations for a remodel and expansion of an existing building.		
OWNER	The Clayton Companies 480-941-2260	ENGINEER	CMD Architects 480-990-1850
ARCHITECT/ DESIGNER	CMD Architects 480-990-1850	APPLICANT/ COORDINATOR	Tom Frenkel The Clayton Companies 480-941-2260

**BACKGROUND**

**Zoning.**  
The zoning for this area is C-2 DO, (Central Business District, Downtown Overlay). This district includes uses usually associated with the central business district and shopping facilities, which are not ordinarily compatible with residential development. This district zoning allows new opportunities for the development and/or expansion of properties that do not have downtown zoning.

**Context.**

The site is located within the Civic Center Mall area.

Adjacent Uses:

- North: The Pepperwood Building; James Hotel, zoned C-2.
- South: AZ 88 Restaurant; Civic Museum, zoned C-3 HP DO.
- East: The Civic Center Mall; City Hall, zoned C-O DO.
- West: Commercial Retail shops along Brown Avenue, zoned C-2

**APPLICANT'S  
PROPOSAL**

**Applicant's Request.**

The applicant is requesting approval for the renovation of an existing two-story office building that will include first floor retail/restaurant space, second floor office space, and the addition of a third-story for residences, and updated hardscape and landscaping. The building is located on the Civic Center Mall and attached to the Club AZ 88 Restaurant.

**Development Information:**

- Existing Use: Office
- Proposed Use: Restaurant/Retail, Office, and Residential
- Parcel Size: 5,600 square feet
- Building Size: 13,171 square feet
- Building Height Allowed: 36 Feet

- Building Height Proposed: 38 Feet\*
- Parking Required: 52 Spaces
- Parking Proposed: 52 Spaces, as approved in 104-DR-1984.
- FAR: .4
- Number of Units: 2 Residential Units
- Total Square Footage:
  - Residential: 3918 square feet
  - Office: 4084 square feet
  - Restaurant: 5169 square feet

**\* Building height shall not exceed 36 feet in height, as measured from the top of parapet, except as allowed in Article VII of the zoning code where it states that 50% of the roof structure over the maximum height can be used to screen mechanical equipment.**

## DISCUSSION

The applicant proposes to renovate the existing two story office building located adjacent to the Club AZ 88 Restaurant. Entrance to the project will be from the Mall and via a walkway from the west between the James Hotel and the Pepperwood Building. The site has been revised with new walkways, hardscape, and landscape to enhance the entrances and to invite pedestrians onto the site.

The existing building was constructed on the property lines and portions encroach onto city property. The proposed building will continue to encroach onto city property, including the stainless steel screens and patio cover. An encroachment permit will be required. The proposed renovated building will have three stories: The first story will contain the restaurant with entrances along the north and eastern elevations. The second story will contain the offices and can be accessed via a stairway on the east elevation and a stairway and elevator on the west elevation. The third story will contain two condo units with an entrance on the west elevation via a stairway and elevator.

The building has a height of 36 feet with 40 feet measured to the aluminum air conditioner and mechanical-equipment screening element. The external building material selection was based on the materials and color used on the Civic Museum to the west and the new Library addition to the east end of the mall. The elevations consist of sandstone tile (Dal Tile-Sandstone with varying radiant red color), stucco, glass, perforated metal screening, mirror metals, and brushed aluminum. Along the north elevation, silver metal panels (NO.4 Ti-plating) are used as a horizontal element between floors. Windows and doorframes are constructed of brushed aluminum, and PPG Solarban 60 clear glass is provided throughout the elevations and raised to the second floor along the east and northeast elevations. A sixteen-foot wide perforated stainless steel sun screen (Diamond perforated metal) canopy is provided at the east elevation extending over the patio in the mall area. Horizontal steel beams painted dark flat grey extend from the first floor along the east elevation to the existing screen wall used to screen the city's S.E.S and pumps. The existing screen wall will be extended vertical to support the steel beams. This screen wall will be covered with sandstone tile, radiant red to match the building.

The landscape palette contains plant material that is compatible with existing landscaping throughout the mall.

**OTHER BOARDS AND  
COMMISSIONS**

48-BA-1982 Variance for parking (Board of Adjustment); 104-DR-1984 Office Building.

**STAFF  
RECOMMENDATION**

Staff recommends approval, subject to the attached stipulations.

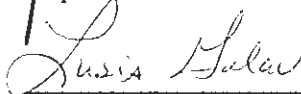
**STAFF CONTACT (S)**

Greg Williams  
Senior Planner  
Phone: 480-312-42054205  
E-mail: gwilliams@scottsdale az.gov

**APPROVED BY**



Greg Williams  
Report Author



Lusia Galav, AICP  
Director, Current Planning  
Phone: 480-312-2506  
E-mail: lgalav@scottsdaleAZ.gov

**ATTACHMENTS**

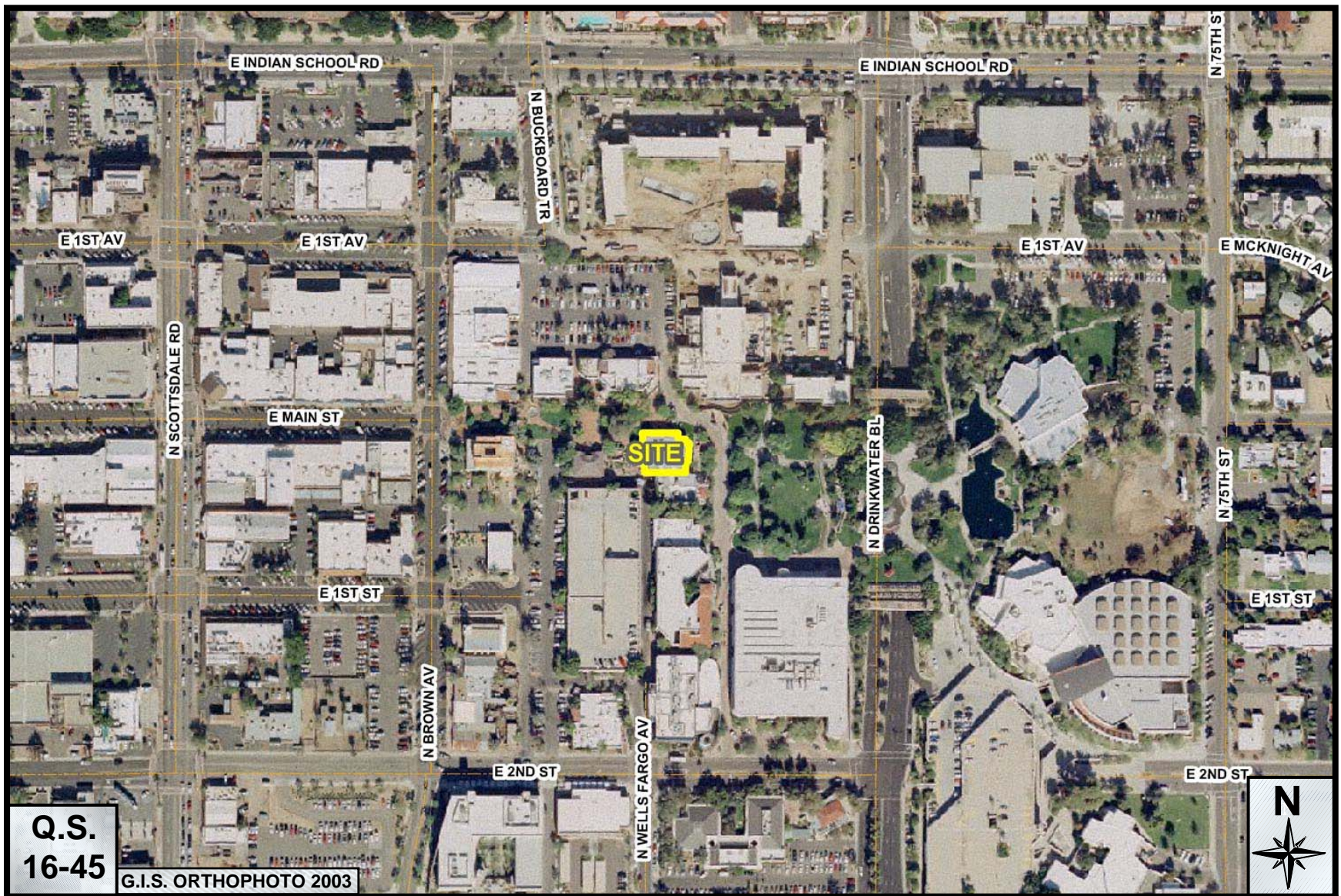
1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Site Plan
5. Landscape Plan
6. Color Elevations
7. Color Rendering
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements

## **PROJECT NARRATIVE**

**The Park @ Scottsdale Mall** is located in the Scottsdale Mall in Downtown Scottsdale. The Proposed re-development consists of renovation of an existing two-story office building to accommodate 5,000 square feet of restaurant/retail space on the ground floor, approximately 5,000 square feet of professional office space on the second floor, and the addition of a third floor consisting of 4 residential loft apartments. Parking is provided within the existing adjacent parking structure.

The design language of **The Park @ Scottsdale Mall** is borrowed from the simple and elegant architectural period of the 1950 and 1960's in form and materials. This modern palette of colored metal panels, aluminum, glass and concrete is not only honest but timeless. Generous fenestration allows the activities of the interior spaces to flow through to the outdoor areas of the mall, actively participating in the urban fabric.





The Park @ Scottsdale Mall

70-DR-2004

ATTACHMENT #2

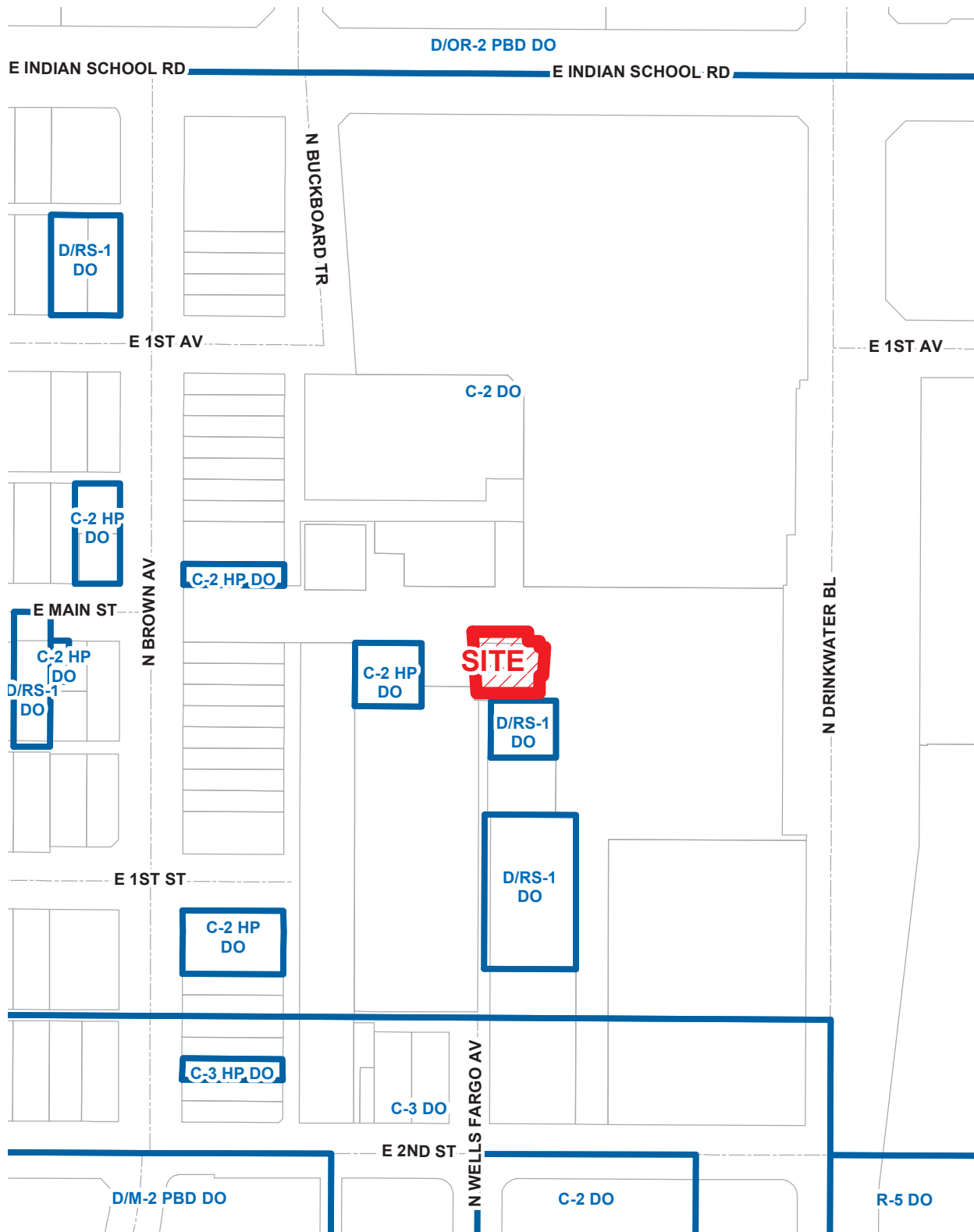




The Park @ Scottsdale Mall

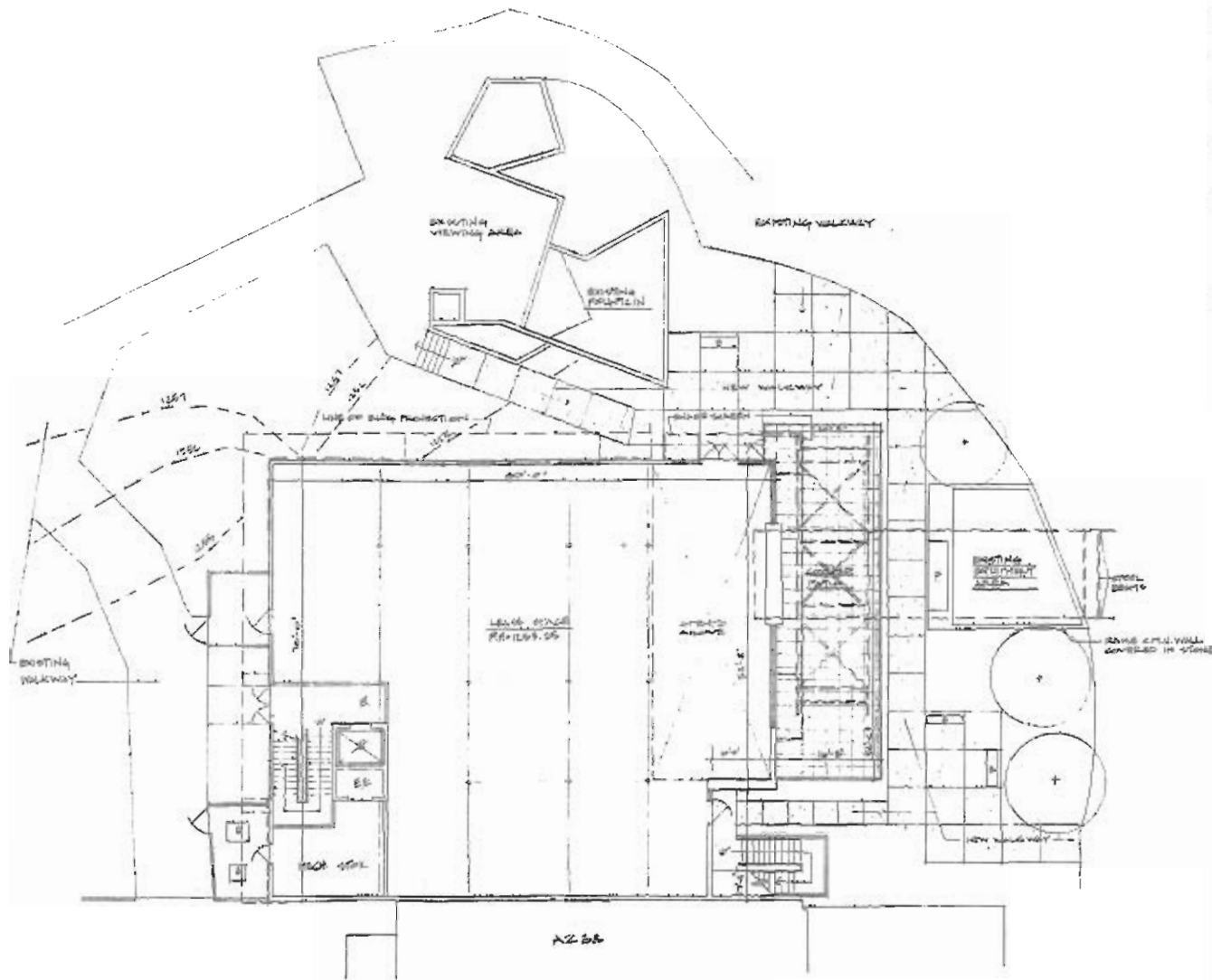
**70-DR-2004**

ATTACHMENT #2A

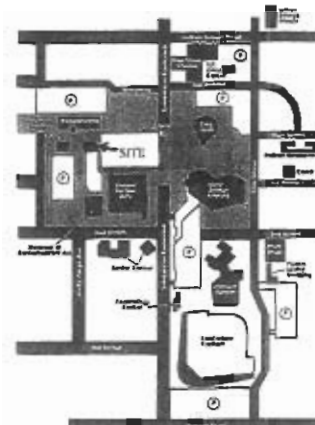


70-DR-2004

ATTACHMENT #3



**SITE PLAN/FIRST FLOOR PLAN**  
1/8" = 1'-0"



**Civic Center Mall**

PROJECT DATA  
OWNER: TRUFFINELL  
CLAYTON COMPANY  
200 V. INDIAN HILLS BLVD.  
SUITE 202  
SCOTTSDALE, AZ

ADDRESS: 7215 E. ARLINGTON ROAD  
ZONING: L-2100  
D.E. NO. 70-00-004  
NET LOT AREA: 2.00 A.C.  
EXISTING GROUND FLOOR AREA: 10,124 S.F.  
PROPOSED GROUND FLOOR AREA: 15,711 S.F.  
BUILDING HEIGHT: ALLOWED 24 FEET  
BUILDING HEIGHT PROPOSED: 18 FEET  
PARKING  
EXISTING BUILDING: 54 SPACES (200 FT)  
PARKING REQUIRED:  
OFF FLOOR: 1,100 SPACES  
TOTAL: 1,154 SPACES  
TOTAL SPACES REQUIRED: 11,700 OR 25 SPACES

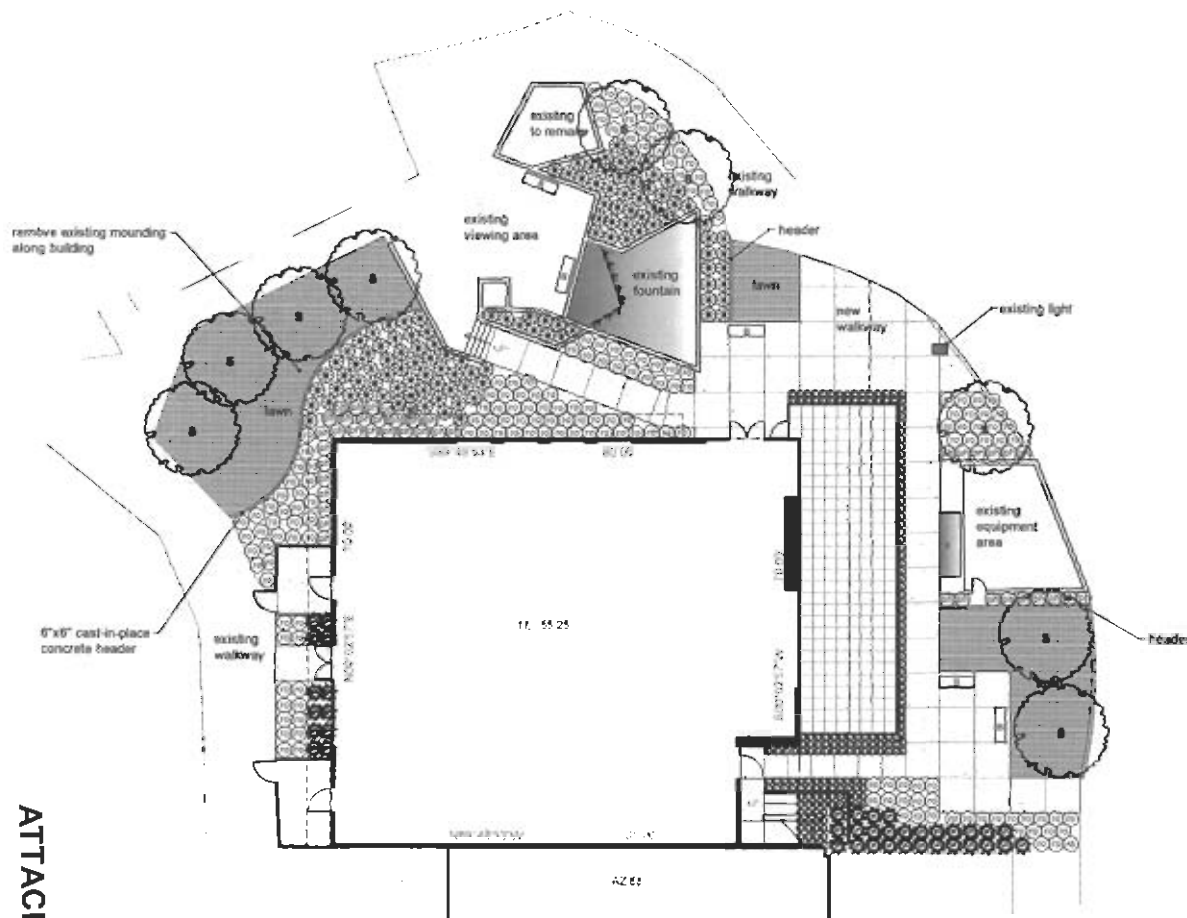
**70-DR-2004**  
**12/01/05**

THE PARK  
AT THE SCOTTSDALE MALL  
BUILDING REMODEL FOR THE  
CLAYTON COMPANIES  
7340 SCOTTSDALE MALL  
SCOTTSDALE, ARIZONA

DESIGN COALITION  
7215 E. ARLINGTON ROAD  
SCOTTSDALE, ARIZONA  
602-697-2416

SH2 PLAN/ARCHITECT  
12/1/05  
10-02-2004



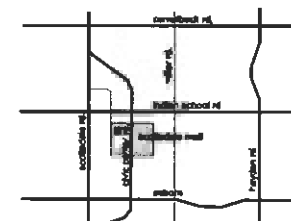


# plant list

symbol	common name	botanical name	size	total	remarks
	class tree	calbergia alacoo	36" box	9	2" calber
	shrubs & vines				
	red tip photinia	photinia fraseri	5 gal	42	
	luscian blue rosemary	rosmarinus off. 'luscian blue'	5 gal	173	
	plant hesperia	hesperia hesslers	5 gal	39	
	grass/cover / annuals				
	regal mist deer grass	myriophyllum capillaris	1 gal	119	
	plant lily turf	lilops gigantea	5 gal	178	

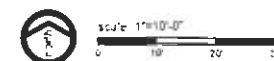
## general notes

1. area within site visibility orange are to be clear of landscape, signs, or other visibility obstructions with a height greater than 2'. trees within triangle shall have a canopy that starts at 7' in height upon installation. all heights are measured from the nearest street elevation.
2. no exterior landscape lighting located on drawings. all exterior lighting by architect.
3. refer to civil engineer for all grading, drainage, setbacks, easements and pipe locations.
4. no native plants on site.
5. all right-of-ways adjacent to this property shall be landscaped and maintained by the property owner.
6. no annuals.
7. all turf shall have irrigation adjusted for 100% coverage.
8. all landscape shall be irrigated by an automatic underground irrigation system.
9. no existing vegetation to be salvaged on site.
10. all landscape areas shall receive 2" deep, 3" mesh medium grade decomposed granite.



vicinity map

70-DR-2004  
12/01/05



BERNHOF DESIGN GROUP

14000 N. 19th Avenue  
Suite 200  
Scottsdale, Arizona 85255  
Tel: 480.443.0515  
Fax: 480.443.0514

the park @ scottsdale mall

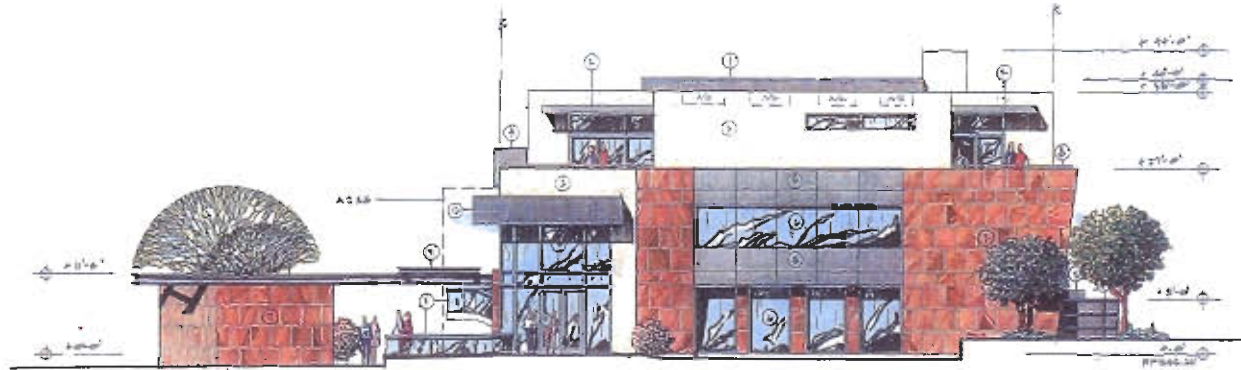
scottsdale, arizona  
for CLAYTON COMPANIES  
7525 west camelback road

preliminary  
planting plan

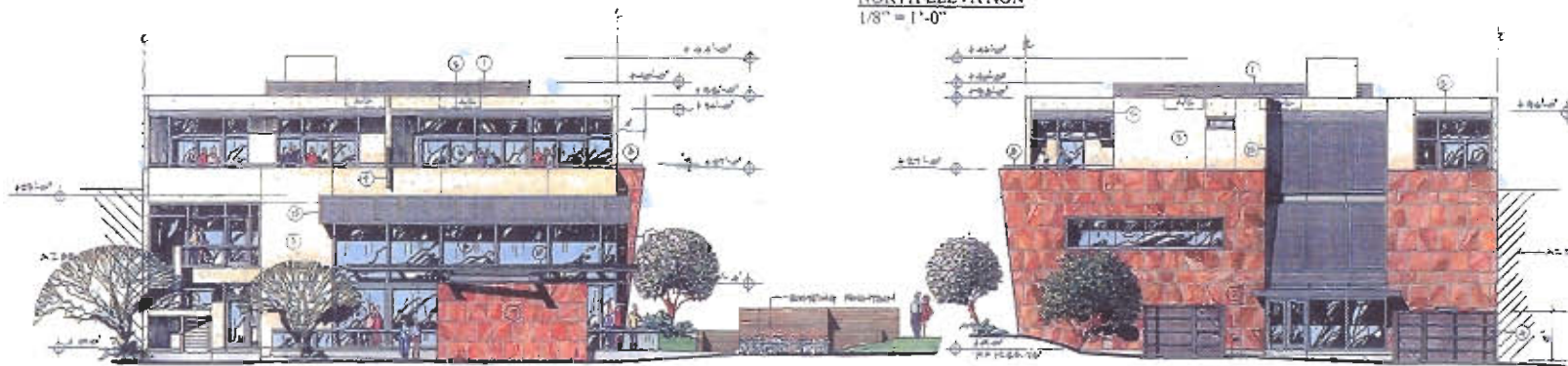
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november 2005

- NATURAL LEGEND:
1. AC STEEL: PAD-GLAZ ALUMINUM  
CYCLOPS SH-200 METAL  
MIRRORED CAN
  2. OVERHUNG FABRIC: MIRROR METAL  
NO. 4 T-PLATING  
(SILVER)
  3. EXPOSED PAINTED BRASS: BRASS  
BRASS PLATE
  4. STEEL PANEL AND SCREEN  
WALL: FANTASY BRASS  
NO. 4 T-PLATING
  5. PANELS: MIRROR METAL  
NO. 4 T-PLATING  
(SILVER)
  6. PRO POLARIS: BR-CLAS-GLASS  
7. STONE FACING: SAIL TIE-CLAS-GLASS  
8. HANDRAIL: STAINLESS STEEL  
9. A. 10. STEEL: BRASS: DUVY EDWARDS  
11. RAILING: CLEAR GLASS TO STAINLESS  
STEEL HANDRAIL  
12. PERFORATED STAINLESS STEEL: SUN  
SCREEN: BRASS: PERFORATED METAL

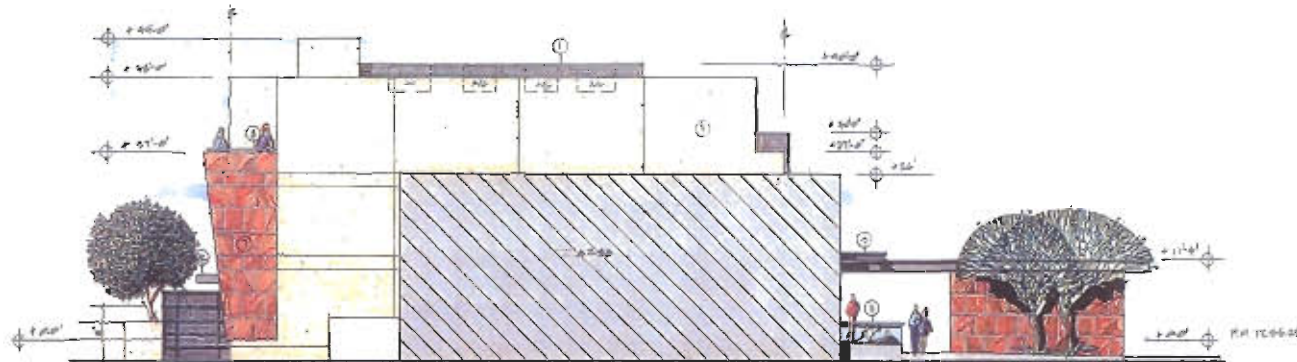


**NORTH ELEVATION**  
1/8" = 1'-0"



**EAST ELEVATION**  
1/8" = 1'-0"

**WEST ELEVATION**  
1/8" = 1'-0"



**SOUTH ELEVATION**  
1/8" = 1'-0"

THE PARK  
AT THE SCOTTSDALE MALL  
BUILDING REMODEL FOR THE  
CLAYTON COMPANIES  
7343 SCOTTSDALE MALL  
SCOTTSDALE, ARIZONA

DESIGN COALITION  
7215 E. ARLINGTON ROAD  
SCOTTSDALE, ARIZONA  
602-697-2416

ELEVATION  
10/14/05  
70-DR-2004

**70-DR-2004**  
12/01/05



ATTACHMENT #7

70-DR-2004

12/01/05



**THE PARK @ THE MALL**  
**7343 E. 2<sup>ND</sup> STREET**  
**SCOTTSDALE, AZ.**

**FIRE ORDINANCE REQUIREMENTS**

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- |  |  |
|--|--|
| <p><input checked="" type="checkbox"/> 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE &amp; MUST BE ON ALL PLANS.</p> <p><input type="checkbox"/> 2. FIRE LANES &amp; EMERGENCY ACCESS SHALL BE PROVIDED &amp; MARKED IN COMPLIANCE WITH CITY ORDINANCE &amp; IFC AT THE FOLLOWING LOCATIONS.<br/>           _____<br/>           _____</p> <p><input checked="" type="checkbox"/> 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMMENDMENTS ACT &amp; AMERICANS WITH DISABILITIES ACT &amp; INCORPORATE SAME INTO THEIR BUILDING PLANS.</p> <p><input checked="" type="checkbox"/> 4. SUBMIT PLANS &amp; SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS &amp; EXHAUST DUCTS.</p> <p><input checked="" type="checkbox"/> 5. PROVIDE A KNOX ACCESS SYSTEM:<br/> <input checked="" type="checkbox"/> A. KNOX BOX<br/> <input type="checkbox"/> B. PADLOCK<br/> <input type="checkbox"/> C. KNOX OVERRIDE &amp; PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.</p> <p><input checked="" type="checkbox"/> 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER &amp; FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK &amp; KEYED TO MATCH THE FIRE ALARM CONTROL PANEL &amp; SUPERVISED BY THE FACP IF APPLICABLE.</p> <p><input checked="" type="checkbox"/> 7. SUBMIT PLANS FOR A CLASS "B" FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.</p> <p><input type="checkbox"/> 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.</p> <p><input type="checkbox"/> 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°.</p> <p><input type="checkbox"/> 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.</p> | <p><input checked="" type="checkbox"/> 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 &amp; 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.</p> <p><input type="checkbox"/> 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS &amp; HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.</p> <p><input checked="" type="checkbox"/> 13. NUMBER OF NEW FIRE HYDRANT INSTALLATIONS <del>EX.</del> DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED &amp; OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF ____ AT ____ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.</p> <p><input checked="" type="checkbox"/> 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) _____</p> <p><input checked="" type="checkbox"/> 15. EXIT &amp; EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE &amp; THE IFC. SEE SHEETS _____</p> <p><input type="checkbox"/> 16. SUBMIT MSDS SHEETS &amp; AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC. A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP &amp; SUBMIT WITH THE BUILDING PLANS.</p> <p><input checked="" type="checkbox"/> 17. FIRELINE, SPRINKLER &amp; STANDPIPE SYSTEM SHALL BE FLUSHED &amp; PRESSURE TESTED PER NFPA STANDARDS &amp; SCOTTSDALE REVISED CODES.</p> <p><input checked="" type="checkbox"/> 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x 4" (NSHT)<br/> <input type="checkbox"/> 4' TO 8' BACK OF CURB; INDEP. WET LINE.<br/> <input checked="" type="checkbox"/> WALL MOUNTED - 15' CLEAR OF OPENINGS.</p> <p><input checked="" type="checkbox"/> 19. THE FIRE LINE SHALL BE EXTENDED A MAXIMUM OF 3' INTO THE BUILDING WITH A MINIMUM OF ____ CLEARANCE AROUND THE FIRE RISER. EXTERIOR ACCESS REQUIRED.</p> |
|--|--|



20. ☒ **SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.**
- ☐ **A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)**
- ☐ **B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.**
- ☒ **C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: LT. HAZ. ORD. GR. I**
- ☐ **D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:**
- ☐ **E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.**
- ☐ **F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.**

**Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.**

# **Stipulations for Case: The Park @ Scottsdale Mall Case 70-DR-2004**

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

## **PLANNING**

### **APPLICABLE DOCUMENTS AND PLANS:**

#### **DRB Stipulations**

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
  - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by Design Coalition with a staff receipt date of 12/01/2005.
  - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by Design Coalition with a staff receipt date of 12/01/2005.
  - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by Berghoff Design Group with a staff receipt date of 12/01/2005.

### **ARCHITECTURAL DESIGN:**

#### **DRB Stipulations**

2. The face of the service entrance section(s) shall be flush with the building façade and painted to match the building.
3. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1foot higher than the tallest unit.
4. All exterior conduit and raceways shall be painted to match the building.
5. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.
6. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
7. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the building(s) on the site in terms of color and texture.
8. All walls shall match the architectural color, materials and finish of the building(s).

### **SITE DESIGN:**

#### **DRB Stipulations**

9. The applicant shall apply for an encroachment permit, or lease agreement with the City of Scottsdale for all portions of the proposed building.

## **ATTACHMENT B**

**LANDSCAPE DESIGN:****DRB Stipulations**

10. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.

**EXTERIOR LIGHTING DESIGN:****DRB Stipulations**

11. All exterior luminaires shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line except for sign and parking lot canopy lighting.
12. All exterior luminaires shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line, except sign, parking lot canopy and landscape lighting.
13. The individual luminaire lamp shall not exceed 250 watts.
14. All exterior light poles, pole fixtures, and yokes, shall be a flat black or dark bronze.
15. Incorporate into the project's design, the following:

**Parking Lot and Site Lighting:**

- a. The maintained average horizontal illuminance level, at grade on the site, not including the gasoline canopy area, shall not exceed 2.0 foot-candles.
- b. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 8.00 foot-candles. All exterior luminaires shall be included in this calculation.
- c. The initial vertical illuminance at 6.0 foot above grade, along the entire property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 8.0 foot-candles. All exterior luminaires shall be included in this calculation.

**Building Mounted Lighting:**

- d. All luminaires shall be recessed or shielded so the light source is not directly visible from the property line.
- e. Wall mounted luminaires shall contain house side shields, and be mounted on a minimum 4-inch long bracket that is mounted perpendicular to the wall.
- f. The maintained average horizontal illuminance at grade at the storefront entries including any spill light from store interior shall not exceed the maintained average horizontal illuminance level at grade of (5) foot-candles. The maintained maximum horizontal illuminance level at grade along the storefront entries shall not exceed fifteen (15) foot-candles.

**Landscape Lighting**

- g. All landscape lighting directed upward shall utilize the extension visor shields to limit the view of the lamp source.
- h. Landscaping lighting shall only be utilized to accent plant material.
- i. All landscape lighting directed upward, shall be aimed away from property line.
- j. All landscape lighting hanging in vegetation, shall contain recessed lamps, and be directed downward and away from property line. (Add only if proposed)
- k. The landscape lighting lamp shall be an incandescent or halogen incandescent source, and shall not exceed 50 watts.

**VEHICULAR AND BICYCLE PARKING:**

**DRB Stipulations**

16. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.

**ADDITIONAL PLANNING ITEMS:**

**DRB Stipulations**

17. No exterior vending or display shall be allowed.
18. Flagpoles, if provided, shall be one piece, conical, and tapered.
19. Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos.

**RELEVANT CASES:**

**Ordinance:**

- A. *At the time of review, the applicable zoning, DRB, Use Permit, and etc. case(s) for the subject site were: 48-BA-1982 Variance for parking (Board of Adjustment); 104-DR-1984 Office Building.*



## ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

### **DRAINAGE AND FLOOD CONTROL:**

#### **DRB Stipulations**

20. This site is not increasing the impervious area, and it is part of the Civic Center Mall in Scottsdale. The applicant needs to apply for a Stormwater Storage Waiver accompanied by a drainage statement. Submit the required documents to the One Stop Shop for review with the improvements plan submittal.

### **INTERNAL CIRCULATION:**

#### **DRB Stipulations**

21. Provide bicycle parking near the building entrance.
22. Need to ensure that new improvements do not encroach into the alley or pedestrian walkways.
23. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.

#### **Ordinance**

- B. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.
- C. Sight distance easements shall be dedicated over sight distance triangles.
- a. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
  - b. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.
- D. Indemnity Agreements:
- c. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

### **REFUSE:**

#### **DRB Stipulations**

24. Refuse enclosures shall be constructed to City of Scottsdale's standards. Details for construction of trash enclosures can be found in the City of Scottsdale Supplements to MAG Standards, standard detail #2146-1 for single enclosures. Need to identify refuse enclosure location – Applicant to explain and show how they are planning to dispose of trash.
25. Enclosures must:
- a. Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
  - b. Be positioned to facilitate collection without "backtracking."
  - c. Be easily accessible by a simple route.
  - d. Not require backing more than 35 feet.

- e. Not be located on dead-end parking aisles.
- f. Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.

**Ordinance**

E. Refuse enclosures are required as follows:

- (1) Restaurants: One per restaurant
- (2) Commercial Building Space: One for 0 to 20,000 s.f., Two for 20,001 to 40,000 s.f., Three for 40,001 to 60,000 s.f., etc.

F. Underground vault-type containers are not allowed.

G. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.

H. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

**WATER AND WASTEWATER STIPULATIONS**

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

**DRB Stipulations**

26. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:

- a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
- b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

**WATER:****DRB Stipulations****Ordinance**

- I. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

**WASTEWATER:****DRB Stipulations**

27. On-site sanitary sewer shall be privately owned and maintained.

28. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.

**Ordinance**

- J. Privately owned sanitary sewer shall not run parallel within the waterline easement.